

**CITY OF EAST GRAND RAPIDS
NOTICE OF PUBLIC HEARING**

A public hearing will be held on the application of builder Jeff Stoltz on behalf of Paul and Kerry Hegele, the owners of 2073 Hall Street, SE, for two zoning variances at that address. The applicants propose to demolish and replace the existing detached garage, and to add a covered front porch as part of a larger remodeling project. The requests are for relief from the following zoning ordinances: Section 5.70A7, to allow an east side detached garage setback of 0.8 feet instead of 3.0 feet, a variance of 2.2 feet, and also from Section 5.28B1, to allow a front setback of 26.7 feet instead of the established front yard setback average of 28.5 feet, a variance of 1.8 feet. Both requests are for relief from sections of the East Grand Rapids Zoning Ordinance.

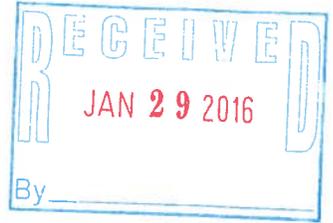
The application and plans may be viewed on the following pages or in person at the Public Works Administration office during business hours at the Community Center.

The City Commission welcomes your views in this matter. You may express your views at the scheduled meeting or by writing to the Mayor and City Commission at 750 Lakeside Drive, SE, East Grand Rapids, Michigan 49506 or by email to the City Clerk at kbrower@eastgr.org. To be included in the hearing, written communications must contain the sender's name and address.

If you have any questions regarding this request, please contact the undersigned at 940-4817, or tfaasse@eastgr.org.

DATE: Monday, March 7, 2016
TIME: 6:00 p.m.
PLACE: East Grand Rapids Community Center Commission Chambers
750 Lakeside Drive, SE,
East Grand Rapids, Michigan 49506

Thomas A. Faasse
Zoning Administrator



Request for Zoning Ordinance Variance

Date: 1/29/16

Note to Applicant: Please pay careful attention to answer the questions in this application as accurately and completely as possible. This will give you the best possibility of your application appearing on the earliest agenda for action and for approval by the Board of Zoning Appeals.

All requests for a zoning variance are subject to a public hearing. The applicant will be advised of the hearing date, time and location and is requested to present a verbal summary of the request to the Board of Zoning Appeals prior to the public hearing. In addition, the City Services Office shall publish notice of the public hearing in a newspaper of general circulation in the local unit of government, as well as, provide notice of the public hearing to all property owners within a 300 foot radius of the subject property not less than fifteen (15) days before the date the application will be considered for approval.

A non-refundable filing fee of \$250.00 must accompany your application.

Applicant Name: Jeff Stoltz - For Paul & Kerry Hegele

Address: 1118 Orchard Ave SE, EGR, MI 49506

Property Address (if different than above):

2073 Hall St SE, EGR, MI 49506

Daytime Phone: 616-607-4597

Legal Description of Property**: _____

** (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-33-459-015

Briefly State the Requested Variance (Citing the specific section(s) of the Zoning Ordinance from which you are seeking a variance):**

We are asking for a 2'-2 3/8" variance for the side setback on a detached garage & a 1'-6" variance for the front of the house to

fit the new front porch.

Please check all the items below which are applicable to your request for variance:

a. The situation which causes you to seek a variance does not result from any action of yours.

b. A grant of the variance would do substantial justice to you as well as to other property owners and will not be of substantial detriment to neighboring properties.

___ c. The request for variance is based upon conditions and circumstances described on the attached sheet which are unique to your property and not generally applicable to others in your neighborhood.

___ d. Compliance with the Zoning Ordinance would unreasonably prevent you from using the property or would be unnecessarily burdensome.

Narrative Statement:

Please attach a narrative statement setting forth:

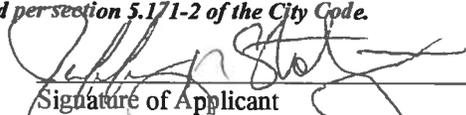
- a. What you wish to do with the property.
- b. Why you need the variance.
- c. The specific decision you seek
- d. The reason your project cannot be accomplished within the requirements of the zoning ordinance.

Site Plan:

Two (2) copies of a detailed, *scaled* site plan and elevation drawing showing the nature of the variance request, including, but not limited to: property boundaries, existing and proposed structures, the distance from the property lines of each existing building or structure and of each proposed building or structure, height of all proposed structures, and show and label abutting street(s). *Additional information may be required by the Zoning Administrator.*

The Board of Zoning Appeals may attach conditions to the granting of a variance.

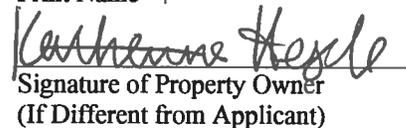
Please be advised that substantial steps toward effecting the variance must be taken within twelve (12) months of approval of a variance, or the variance will become null and void per section 5.171-2 of the City Code.



Signature of Applicant

Jeffrey A Stoltz

Print Name



Signature of Property Owner
(If Different from Applicant)

Katherine Hegele

Print Name



City of East Grand Rapids
City Services
750 Lakeside Dr. SE, East Grand Rapids, MI 49506
Phone 616.940.4817 FAX 616.831-6121

February 10, 2016
Variance Request for 2073 Hall St.
Narrative Statement

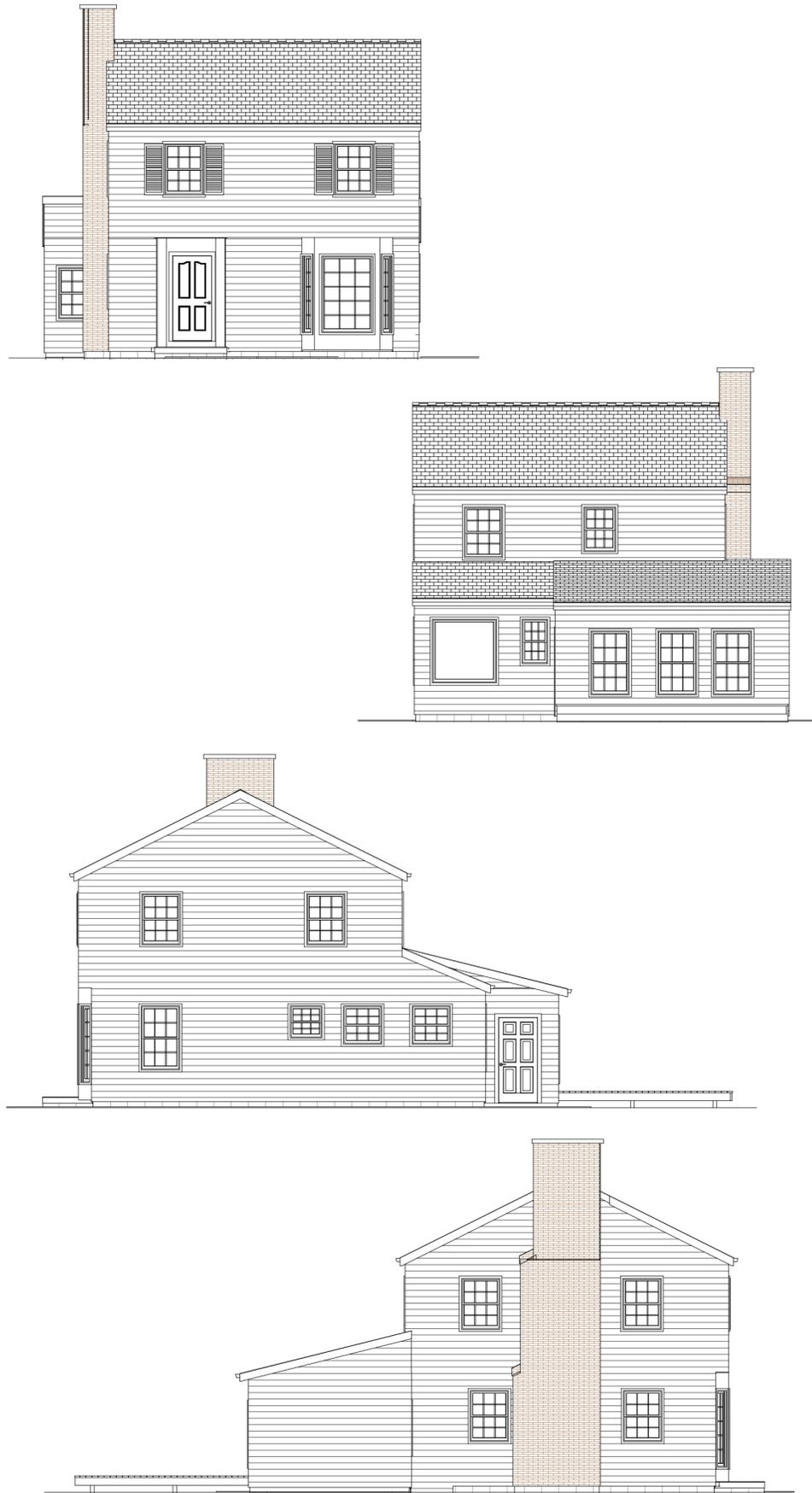
EMRY Custom Homes, LLC is seeking, on behalf of Paul and Kerry Hegele, relief from ordinance Section 5.28 B1 for a front set back of 26.7' instead of the required average front set back of 28.5', a variance of 1.8'. We are also seeking relief from ordinance Section 5.70A7 for an east side detached garage set back of 0.8' instead of the required 3.0' set back, a variance of 2.2 feet.

Our plan for the front elevation of the home is to add a new front porch. This will not only give the home at 2073 Hall St much more curb appeal but the entire street as well. If we were to stay within the ordinance the porch would become unusable at only 3'-10" deep due to the fact there is a bay window that will be left in place. We would like to make this upgrade functional as well as something to be looked at.

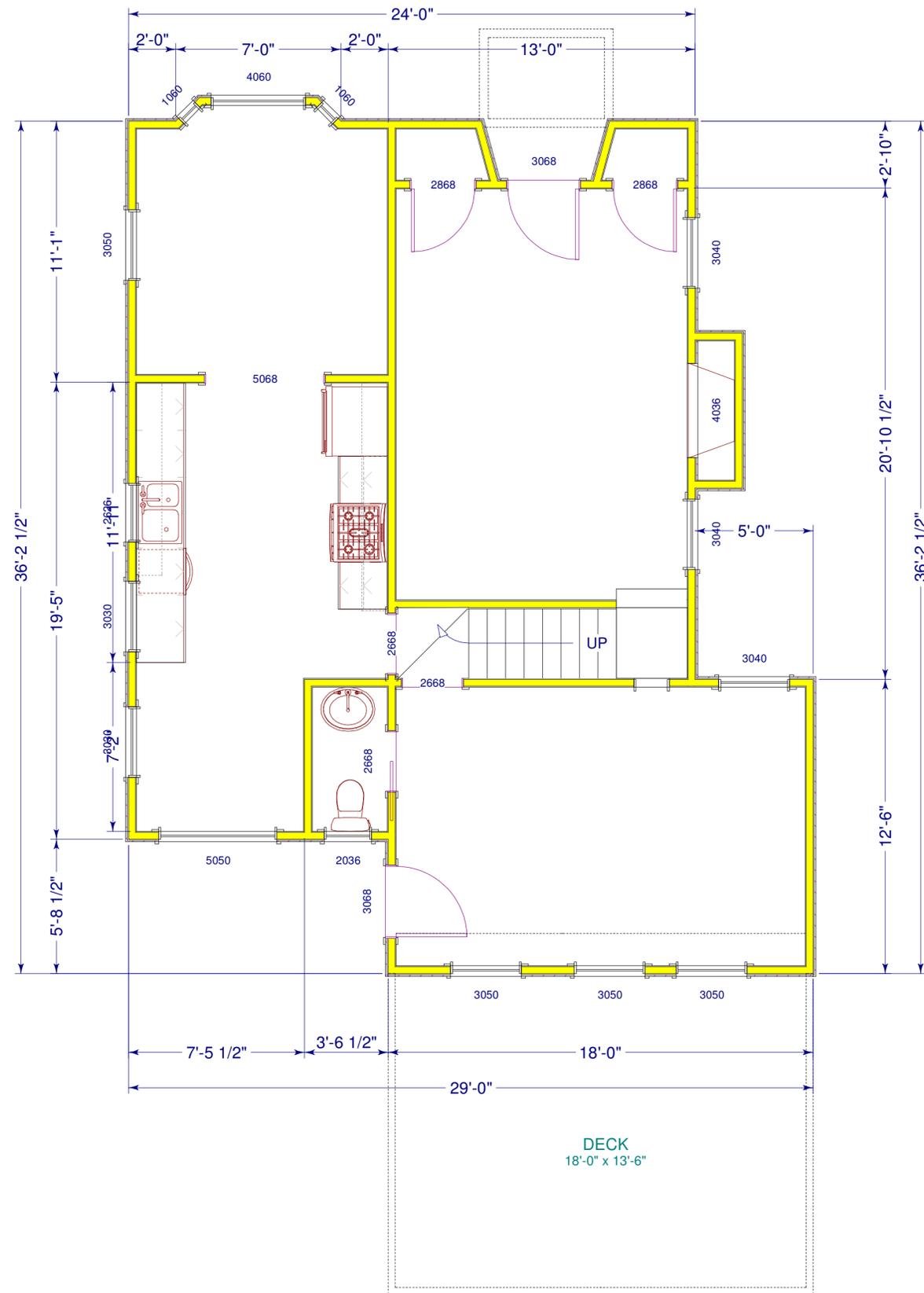
Our plan for the garage is to remove the existing 1 car stall and replace it with a more appealing two stall garage. The current garage sits 9.625" (0.8 feet) off the property line to the west and we are asking for permission to build the new garage on that same line of 9.625" to the west. This will maximize the amount of usable green space in the back of the home. The Hegeles have already spoken to their neighbors and they agree this would be best for all parties.

In the end we are asking you to grant us these variances of 1.8' for the front porch and 2.2' for the placement of the garage. Thank you for your consideration.

Jeff Stoltz
Owner/Builder
EMRY Custom Homes, LLC



ELEVATION SCALE 1/8" - 1'0"



EXISTING HOME

Scale - 1/4" - 1'0"



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Scale - 1/4" = 1'0"

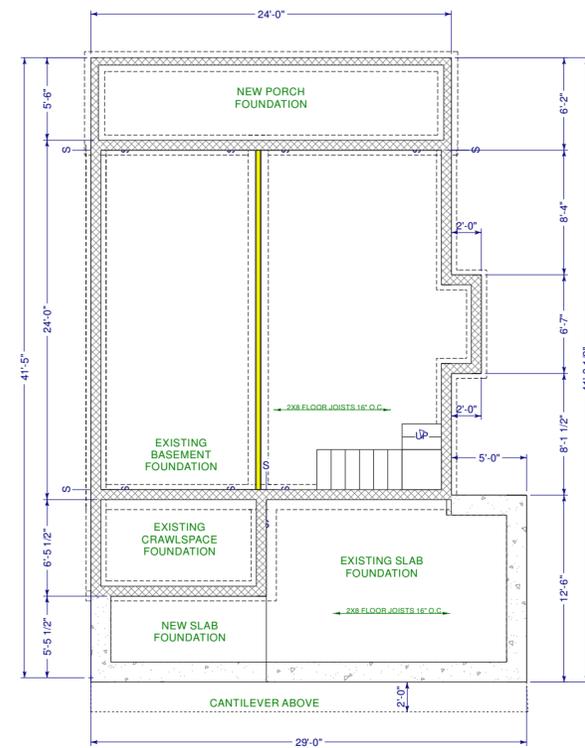
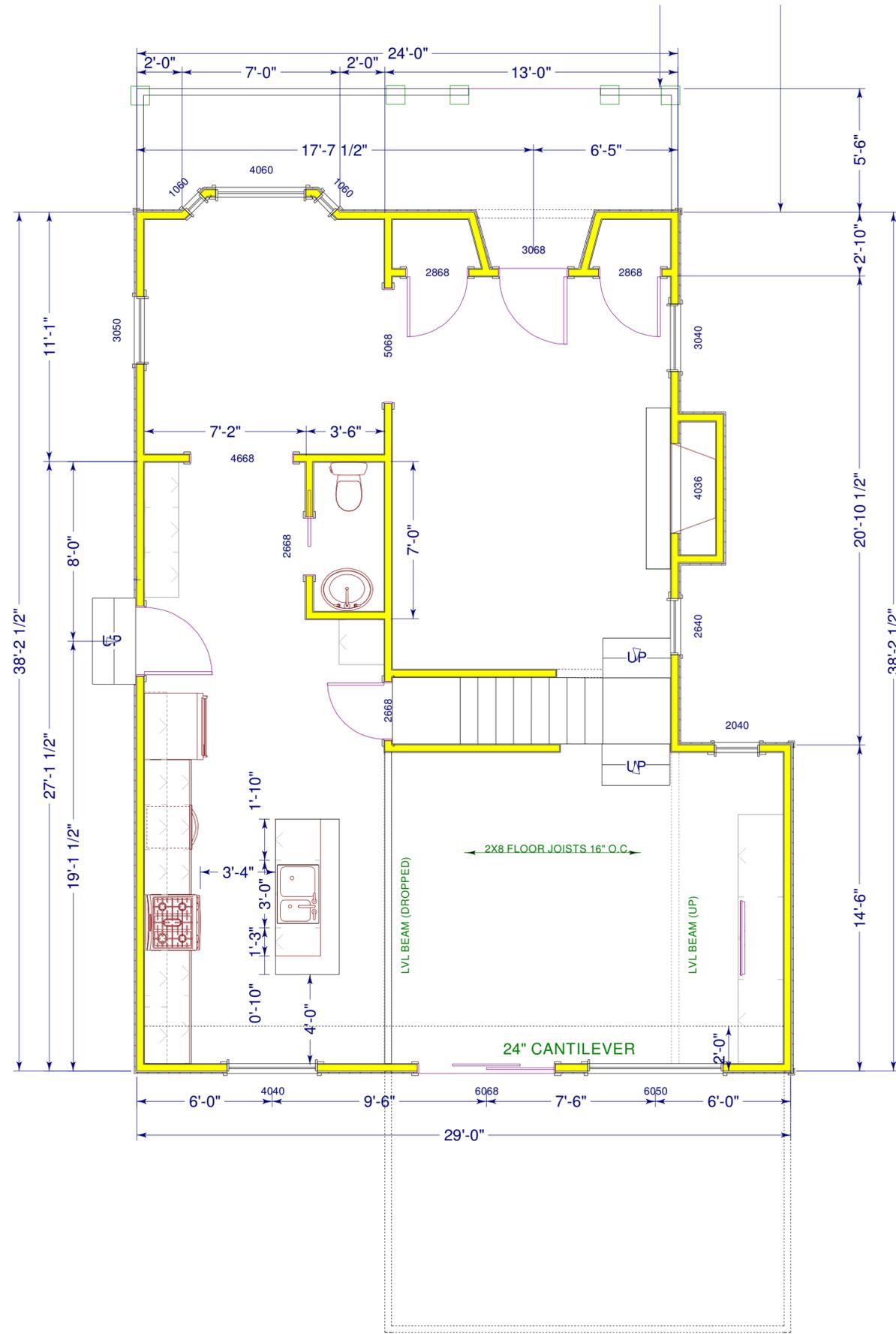


PROPOSED LEFT ELEVATION

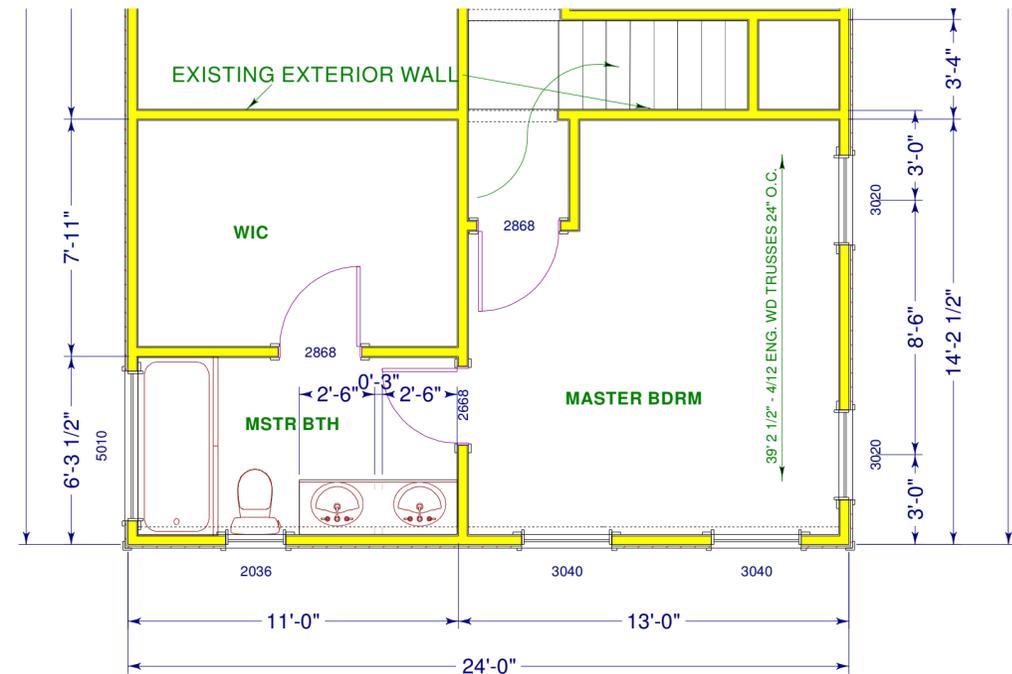


PROPOSED RIGHT ELEVATION

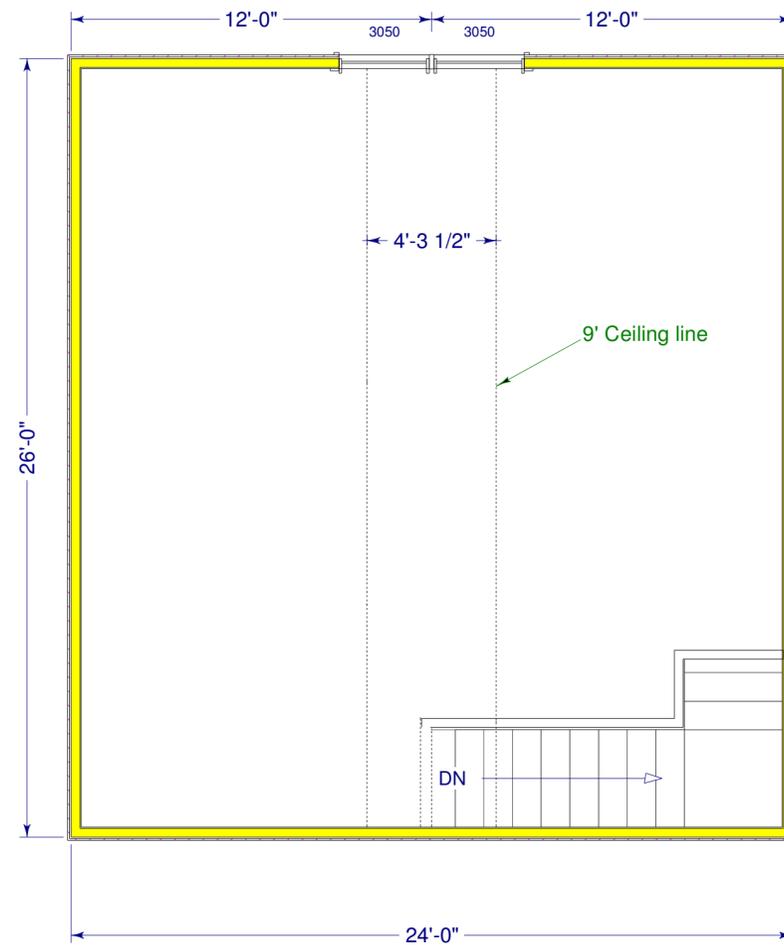
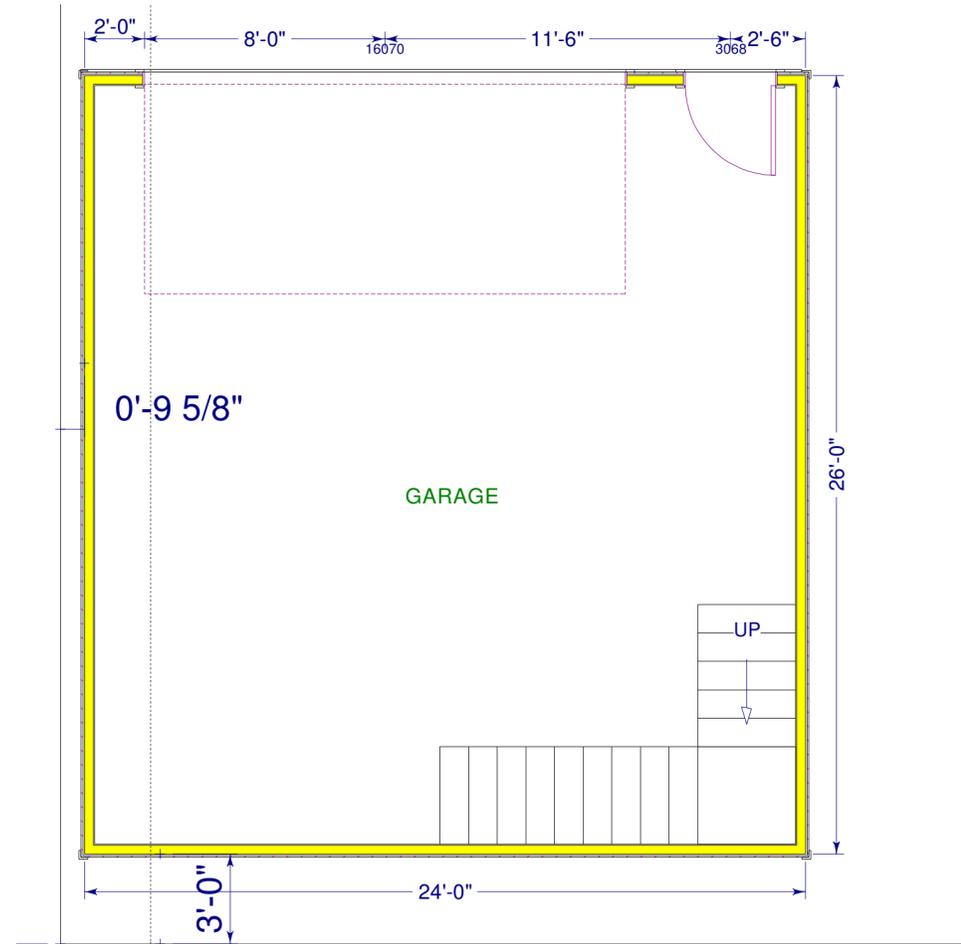
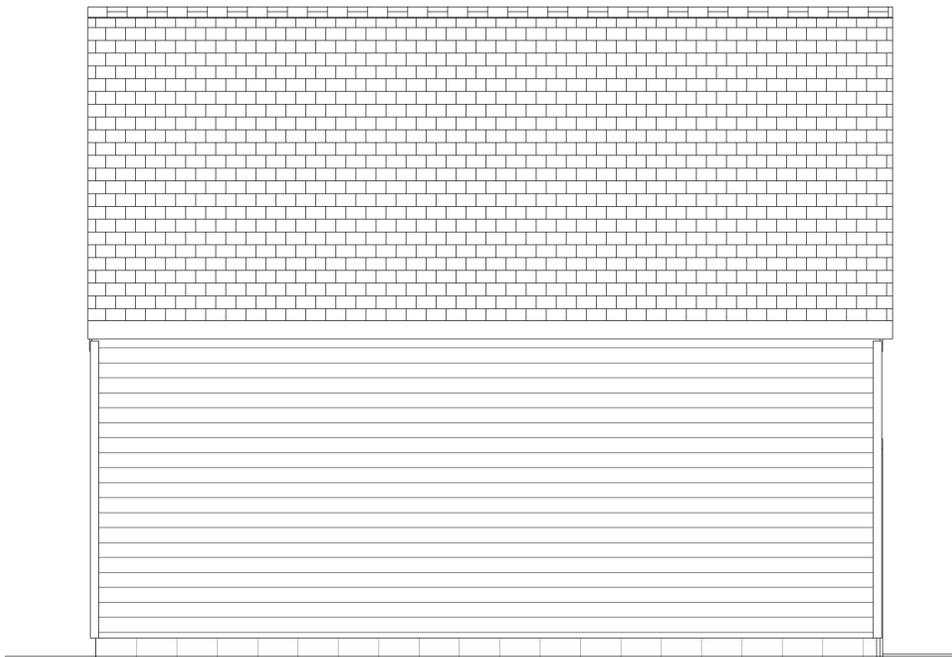
Scale - 1/4" - 1'0



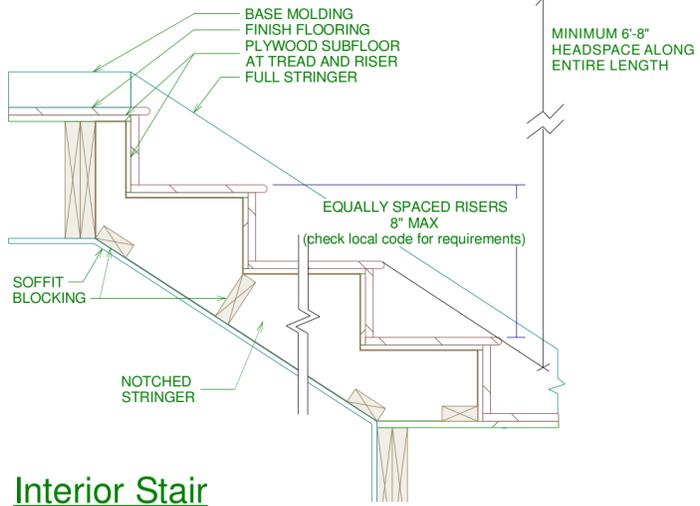
FOUNDATION SCALE 1/8" - 1'0"



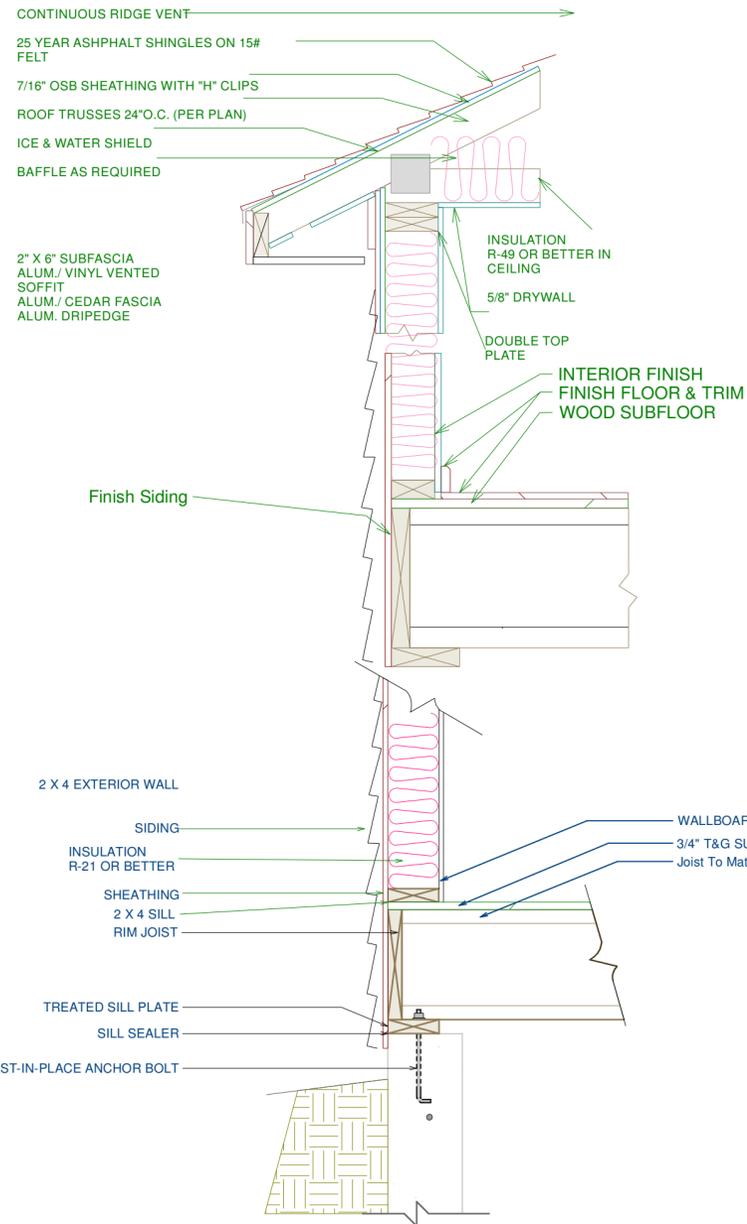
Scale - 1/4" - 1'0"



Scale - 1/4" = 1'0



Interior Stair
NOT TO SCALE



Typical Wall Section
Not to Scale

PROPOSED CHANGES WITH LOT

